041.0	0004	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	888,700 /	888,700
					USE VALUE:	888,700 /	888,700
					ASSESSED:	888,700 /	888,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		EXETER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REILLY DANIEL F & MARY E
Owner 2:	
Owner 3:	
Street 1:	8 EXETER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	439,200	5,500	444,000	888,700
Total Card	0.103	439,200	5,500	444,000	888,700
Total Parcel	0.103	439,200	5,500	444,000	888,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.49 | /Parcel: 402.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	28204
GIS Ref	
GIS Ref	
Insp Date	04/14/09

!3441!

PREVIOUS ASSESSMENT

Parcel ID: 041.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	439,300	5500	4,500.	444,000	888,800	888,800	Year End Roll	12/18/2019
2019	104	FV	341,900	5700	4,500.	471,800	819,400	819,400	Year End Roll	1/3/2019
2018	104	FV	341,900	5700	4,500.	344,100	691,700	691,700	Year End Roll	12/20/2017
2017	104	FV	320,700	5700	4,500.	299,700	626,100	626,100	Year End Roll	1/3/2017
2016	104	FV	320,700	5700	4,500.	255,300	581,700	581,700	Year End	1/4/2016
2015	104	FV	285,900	5900	4,500.	249,800	541,600	541,600	Year End Roll	12/11/2014
2014	104	FV	285,900	5900	4,500.	205,400	497,200	497,200	Year End Roll	12/16/2013
2013	104	FV	297,500	5900	4,500.	195,400	498,800	498,800		12/13/2012

PRINT

Date	Time
12/10/20	18:41:44

LAST REV

Date	Time
04/09/19	13:56:10
apro	
3441	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10826-246		5/25/1965			No	No		N

USER DEFINED

Prior Id # 1:	28204
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2009	879	Re-Roof	7,000					
3/6/1998	121	Det. Gar	14,500					ADD 24X12 GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2009	Measured	163	PATRIOT
11/9/2008	MEAS&NOTICE	HS	Hanne S
2/25/2000	Meas/Inspect	264	PATRIOT
8/18/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12554348
Const Adj.:	0.98980200
Adj $ / SQ:	189.391
Other Features:	102275
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	596676
Depreciation:	157523
Depreciated Total:	439154

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	3	
Totals			
2	11	6	

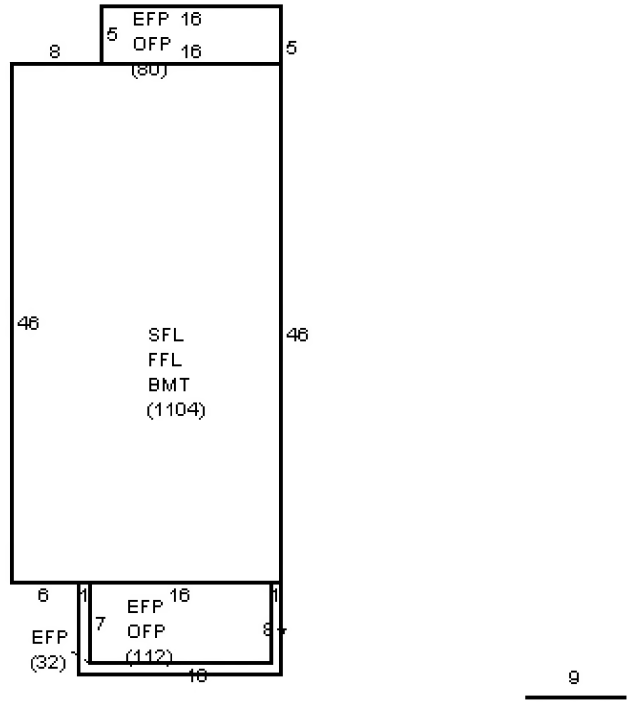
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	189.39
Special Features:	0	Val/Su Net:	117.81
Final Total:	439200	Val/Su SzAd	198.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	56.820	62,726
FFL	First Floor	1,104	189.390	209,088
SFL	Second Floor	1,104	189.390	209,088
EFP	Enclos Porch	224	38.980	8,731
OFP	Open Porch	192	24.840	4,769

Net Sketched Area:	3,728			Total:	494,402
Size Ad	2208	Gross Are	3728	FinArea	2208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X24	A	AV	1995	23.68	T	19.2	104			5,500			5,500
2	Frame Shed	D	Y	1	6X8	A	AV	1985	0.00	T	27.2	104						

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500

IMAGE

AssessPro Patriot Properties, Inc